

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: July 14, 2004 (B of T) Date: July 22, 2004

TITLE: PC 04-07: 309 & 315 W. St. Charles Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests that the following actions be taken on the subject property:

1. Approve a map amendment from the B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Approve a conditional use for drive-though services;
3. Approve a conditional use for a planned development with the following signage deviations:
  - a. A deviation from Section 153.208 (H) of the Lombard Sign Ordinance to allow for a freestanding sign within the clear line of sight area
  - b. A deviation from Section 153.239 (F) of the Lombard Sign Ordinance to allow for wall signs to be displayed in conjunction with window signs;
  - c. A deviation from Section 153.508 (B) (5) (b) (1) of the Lombard Sign Ordinance to allow for a freestanding sign of 47 sq. ft. where a maximum of 30 square feet is permitted;
  - d. A deviation from Section 153.508 (B) (5) (c) (1) of the Lombard Sign Ordinance to allow for a freestanding sign of 8 feet 3 inches in height where a maximum of 6 feet is permitted;
  - e. A deviation from Section 153.508 (B) (17) (b) of the Lombard Sign Ordinance to allow for two 100-square foot wall signs where a maximum of 50 square feet is permitted;
  - f. A deviation from Section 153.508 (B) (17) (c) of the Lombard Sign Ordinance to allow for a total of eight (8) wall signs where one sign per street front exposure is permitted;

4. Approve a variation from Section 155.417 (J) and Section 155.508 (C) (6) (b) of the Lombard Zoning Ordinance to reduce the transitional building setback from 20 feet to 12 feet to allow for a drive-through canopy;
5. Approve a variation from Sections 155.417 (K), 155.508 (C) (6) (b), and 155.707 of the Lombard Zoning Ordinance to reduce the transitional landscape yard from 10 feet to 0 feet;
6. Approve a variation from Section 155.508 (C) (6) (a) of the Lombard Zoning Ordinance to allow for a 9-foot front yard setback on the perimeter of a planned development where a 30-foot front yard is required in the abutting R4 Limited General Residence District; and
7. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.